

**Naples Planning and Land Use
Public Meeting
August 19, 2021**

Commission Present: Chris Clark, Jessy McKee, Jacob Harrison, Scott Adams, Andrew Bentley

Commission Absent:

Others Present: Ken Reynolds, James Richards, Shane Mayberry, Stephanie Adams, Bret Stringham, Brandon Wilkins

Verification of full Quorum Chris Clark verified a full quorum. All commissioners will be voting in tonight's meeting.

Approval of Agenda Andrew Bentley motions to approve the agenda for the August 19, 2021, with Jacob Harrison seconds the motion.

All in favor:

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|-----------------------|------------|
| Chris Clark | Aye |
| Jessy McKee | Aye |
| Jacob Harrison | Aye |
| Scott Adams | Aye |
| Andrew Bentley | Aye |

Motion carried with all voting Aye. None opposed.

Disclosures None

Approval of Minutes Jessy McKee asks for clarification on approving minutes. The recording of the meeting and typed minutes varies. Andrew Bentley states that they are approving the minutes, not the recording. In approving of minutes, there's a chance for clarification. Jessy McKee stated the minutes were a summary, not word-for-word, questions if it is possible to amend the minutes in the future. Nikki Kay states the minutes cannot be amended in the future. If there is something missing that was said, that the council agrees you can add, they can be added, approved, and made official. Commissioner Clark states Jessy McKee could table the approval of minutes, listen to the recording, and make recommendation to request changes. Jessy McKee states he would like to table the approval of minutes. Ken Reynolds questions if there is a time limit as to how soon they need to be officially adopted. Jessy McKee stated he will be appearing before City Council the following week to request approval. Jessy McKee stated he would cancel the request and approve minutes.

Jessy McKee motions to approve the July 15, 2021, minutes. Andrew Bentley seconds the motion.

All in favor:

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|-----------------------|------------|
| Chris Clark | Aye |
| Jessy McKee | Aye |
| Jacob Harrison | Aye |
| Scott Adams | Aye |
| Andrew Bentley | Aye |

Motion carried with all voting Aye. None opposed.

PUBLIC HEARING
James Richards Rezone RA1 to I1

Mr. Richards proposed the property located at 1661 East 1000 South be rezoned from RA1 to I1. Mr. Richards stated he will be building a storage facility. He will be purchasing approximately 2 acres from his family. Mr. Richards requests that the additional approx. 170 feet be rezoned industrial in order to have the entire piece of property zoned the same. Family trust owns the 27.59 acres surrounding property. An existing ordinance allows up to 100 feet within the adjoining zone. Mr. Bentley questioned if property can be rezoned without legally owning the property.

MOTION:

Scott Adams motions to open the public hearing. Andrew Bentley seconds the motion.

All in favor:

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|-----------------------|------------|
| Chris Clark | Aye |
| Jessy McKee | Aye |
| Jacob Harrison | Aye |
| Scott Adams | Aye |
| Andrew Bentley | Aye |

Motion carried with all voting Aye. None opposed.

Brett Stringham: Owns 15 acres east of proposed change. Opposed to rezoning for the reasoning of keeping industrial away.

Shane Mayberry: Concerned about industrial encroaching more than the 600 feet listed in the master plan and on to residential zoned. Mentioned property on 500 South Wireline Company property moving industrial activity over the entire lot. Mr. Mayberry mentioned he owned property Vernal City by Urgent Care that there was no rule to increase the land use beyond the zone. Commissioner Clark mentioned the Wireline Company owns the entire parcel and is utilizing what they assume to be their parcel, in accordance with the master plan violated the zone boundary, which would be an enforcement issue, not a zoning issue. Mr. Mayberry questioned Mr. Richards on where the 600 foot line is on the property. Mr. Richards stated that he owns the property where he will proceed with building, in accordance with the ordinance. Mr. Bentley questioned if there is a way to protect the 600 foot corridor, as listed on the master plan. Opposed to proposal.

Stephanie Adams: Stated the property is already family owned, the property to the north of the proposed change is existing residential, Mr. Richards is asking for 70 additional feet. Questions if the income will help Naples City. In favor of proposal.

Ken Reynolds: Traffic light will be installed in near future at the intersection to the west of proposed change. Mentioned he would like to see commercial increase on the south side of the road. Concerned about appearance of industrial zoned property.

Jim Richards: Mr. Richards stated that property tax will increase on change, which Naples City will receive a portion of. A good buffer to heavy industrial, not much traffic, and quiet. Stated the 6 foot site obscuring fence, will help hinder the appearance of storage facilities. Intends to do a professional job, as he has with this existing facility at 500 East 800 North in Vernal.

Brandon Wilkins: Stated he is the individual that lives nearest to proposed facility. Would like the facility to be nice, paved entrances to prevent tracking of mud, consideration of additional traffic.

MOTION:

Andrew Bentley motions to close the public hearing. Jessy McKee seconds the motion.

All in favor:

| | |
|-----------------------|------------|
| Chris Clark | Aye |
| Jessy McKee | Aye |
| Jacob Harrison | Aye |
| Scott Adams | Aye |
| Andrew Bentley | Aye |

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Commissioner McKee questioned the 600 foot industrial zone on master plan. Commissioner Bentley expressed he doesn't feel it appropriate to tell individuals what to do with their property. This particular use of land doesn't appear to be industrial in his mind. Chairman Clark addressed the master plan being brought up and industrial use abutting residential zoned property, feels as if leaving a strip unable to be used, is restrictive as local government. Commissioner Harrison mentioned that he lives in the last house in the cul-de-sac in Sunstone. His understanding was that there was to be no more residential development that could occur unless there was another outlet to 1000 South or the highway. Commissioner Bentley questioned if there is an option to complete this as conditional use. Chairman Clark states that the change is not changing the ordinance with the 100 foot buffer. This is not in the middle of residential, we would just be extending the line so it will match the surrounding uses. Commissioner Harrison questioned if this would be setting a precedent for additional industrial purposes. Chairman Clark stated that it would fall back on the zone ordinance. Future rezone will have to come before the Planning Commission.

MOTION:

Scott Adams motions to approve the changes to zone RA1 to I1 and send to city council. Jacob Harrison seconds the motion.

All in favor:

| | |
|-----------------------|------------|
| Chris Clark | Aye |
| Jessy McKee | Aye |
| Jacob Harrison | Aye |
| Scott Adams | Aye |
| Andrew Bentley | Aye |

Motion carried with all voting Aye. None opposed.

PLANNING/DISCUSSION

Review Site Plan Application for Richards Self-Storage Facility.

Mr. Richards proposed five phases. First phase is to setup one building. And build one building per year over a five year period. Paved driveways, building set on concrete pad, 30 foot wide driveways. 10x20 units, 10x15 units, 5x10 units on ends. Concept is approved, Mr. Richards is waiting on the approval for rezone with City Council. Not to preliminary review stage yet. Mr. Richards does not have the documentation for the preliminary review. Mr. Richards stated he will not proceed with the preliminary review phase until City Council has approved rezone. Site plan approval is still needed. Chairman Clark stated landscaping ordinances on industrial development, fence screening, finishing on metal buildings.

Introduction of Planning Technician

Chairman Clark introduced Gwen Harrison as new Naples City Planning Technician.

ITEMS FOR FUTURE DISCUSSION

No items for future discussion.

ADJOURN

Jessy McKee motions to adjourn, Scott Adams seconds the motion.

All in favor:

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|-----------------------|------------|
| Chris Clark | Aye |
| Jessy McKee | Aye |
| Jacob Harrison | Aye |
| Scott Adams | Aye |
| Andrew Bentley | Aye |

Motion carried with all voting Aye. None opposed.

The next Planning and Zoning meeting will tentatively be held September 16, 2021, in the Naples City Council Chambers @ 7:30 P.M.